

FARMINGTON CITY COUNCIL MEETING

Wednesday, February 5, 2003

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

PRESENT: Mayor Connors, Council Members Hale, Hasenyager, Haugen, Holmes and Johnson, City Manager Forbush, City Planner Petersen, and Deputy Recorder Chipman.

Mayor Connors began discussion at 6:30 P.M. The following items were reviewed:

- The committee assigned to interview candidates for the Board of Adjustment and the Planning Commission had met prior to the work session. There had been an unanimous nomination for the Planning Commission which will be officially presented during the regular session. The Board of Adjustment nomination will come at a later time. The Council discussed the importance of experience and qualification. Mayor Connors expressed his feeling that the nominee was very qualified and would serve well on the Planning Commission.
- Mr. Forbush stated that after a great deal of study, it would be his recommendation to reorganize the City's Fire Department. There would also be recommendations regarding compensation adjustments. Both changes were intended to bring the Department closer to an improved level of service..
- Kent Buie, representing the property owners of land located on the west side of U.S. 89 between Burke and Shepard Lanes, had requested a meeting with the Mayor and another member of the City Council prior to the special meeting being held on February 12th.
- Mr. Forbush stated that George Haddad has applied for schematic plan approval for a subdivision on his property in southeast Farmington. Mr. Forbush reminded the City Council that previous negotiations with Mr. Haddad stipulated that at the time of development, Mr. Haddad would participate with drainage problem solutions in the area.
- The Stonebridge Group had requested action from the City Council to name a portion of the new freeway ramp as it connects the Burke and Clark Lanes areas. Rich Haws (representing the Group) had also requested that an EDA and an RDA be created. Mr. Forbush stated he will shortly be in the process of researching appropriate consultants and advisers specializing in EDAs and RDAs for Council consideration.
- During the regular session, the City Council would be asked to address a possible

moratorium for the downtown area. It was stated that the Al Smith property should be left out of the moratorium area.

- ▮ Paul Hirst would be available during the regular session to discuss drainage issues, especially as they relate to the Heritage Park area.
- ▮ Mr. Forbush requested direction from the City Council regarding architectural fees proposed for the Parks & Recreation Bond projects. He was asked to negotiate as good a price as could benefit the City while still being fair to the architect.
- ▮ The special City Council meeting planned for February 12th had originally been planned to include major property owners in specific areas. However, the meeting is an open, public meeting and anyone interested will be welcomed.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor David M. Connors, Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Susan T. Holmes, Edward J. Johnson, City Manager Max Forbush, City Planner David Petersen, City Recorder Margy Lomax, and Deputy Recorder Jeane Chipman.

Mayor Connors called the meeting to order at 7:00 P.M. The invocation was offered by David Hale and the Pledge of Allegiance was led by Court Nelson, a member of Scout Troop 1419.

APPROVAL OF MINUTES OF PREVIOUS MEETING

Larry Haugen *MOVED* to approve the minutes of the January 22, 2003, City Council Meeting. **Ed Johnson** seconded the motion. The voting was unanimous in the affirmative.

REPORT OF PLANNING COMMISSION (Agenda Item #3)

David Petersen reported proceedings of the Planning Commission meeting held January 23, 2003. He covered the following items:

1. George Haddad received a recommendation for his schematic plan for the Mountainside Plat F Subdivision consisting of 19 lots on 7.523 acres located at approximately 775 South 350 East in an LR-F zone.
2. Scott Wood had purchased property located at 224 West 1100 North in an LR-F zone and had applied for a subdivision (lot split) approval for that property. The Planning Commission granted the subdivision.
3. The Planning Commission considered the City's request for site plan approval of

the Heritage Park project. Site plan approval was granted, however, the Commission expressed concern regarding drainage in the area.

4. The Stonebridge Group requested and received a recommendation for a name for the new road connecting the present Burke Lane/I-15 Interchange to 1100 West.
5. Harv Jeppson discussed a proposal for a bed and breakfast facility in north Farmington. The Planning Commission was not fully in favor and felt that even though it may be a good business for Farmington, a great deal of work would have to be done to create appropriate ordinances to regulate such a business.
6. Much of the meeting time was spent discussing west Farmington and the U.S. 89 corridor land use study update.

Mr. Petersen asked the City Council to consider changing their planned tour of the new animal hospital on Shepard Lane. Dr. White will not be able to attend in February. It was decided to take the tour on March 19th at 6 P.M. Mr. Petersen is to advise Doctor White of the change in meeting time.

PUBLIC HEARING: CONSIDERATION OF REZONE ORDINANCE REQUESTED BY DICK PROWS TO REZONE .26 ACRES (2 LOTS) AT 1091 AND 1099 WEST SHEPARD LANE FROM "R" TO "R-2"; CONSIDERATION OF ORDINANCE GRANTING ORDER TO VACATE LOTS 7 AND 8 OF OAKRIDGE PLACE SUBDIVISION; AND CONSIDERATION OF MOTION TO AMEND OAKRIDGE PLACE SUBDIVISION BY COMBING LOTS 7 AND 8 INTO A SINGLE LOT AND RELATED MATTERS (Agenda Item #4)

According to information presented by David Petersen, Dick Prows of Prows Becknell and Alles, L.L.C. (PBA) had requested that the City amend Lots 7 and 8 of the Oakridge Place subdivision for the purpose of converting two existing single-family attached homes into a duplex (two-family dwelling) located at 1091 and 1099 West Shepard Lane in an R zone. A single-family home exists on each lot whereby both homes have a zero side yard setback on one side. Hence, both homes abut a common lot line and therefore are attached. A plat amendment, which removes the common lot line separating the two homes, results in the creation of the duplex. Dick Prows is requesting the plat amendment because a prospective buyer wants to

purchase one duplex and not two single-family dwellings which would result in two mortgage payments instead of one.

A problem existed because duplexes (or two-family dwellings) are not permitted in the R zone. Therefore, Dick Prows applied for a rezone. The Planning Commission reviewed the request and recommended that the City Council rezone the property to R-2 to accommodate Mr. Prows' plat amendment request. However, after further investigation of the matter and in consultation with the City Attorney, Mr. Petersen reports that the rezone is not necessary to implement the plat amendment.

The existing attached single family homes and their respective lots presently are nonconforming because the Zoning Ordinance does not allow a zero lot line side yard set back in the R zone and both lots are under the 8,000 s.f. lot size prescribed by ordinance. A plat amendment, and the subsequent creation of a duplex, will result in a change in status of a nonconforming use (because as discussed earlier a two-family dwelling is not permitted in the R zone). Section 11-5-107 of the Zoning Ordinance regarding a "Change in Status of a Nonconforming Use" provides the following: "A nonconforming use may be succeeded, upon approval by the Zoning Administrator, by a less intense and more restrictive nonconforming use of a more desirable nature. Such change must be effected within one (1) year from the first day on which the previous use is discontinued. After a change to a less intensive use occurs, the use shall not change back to a more intensive use."

As a Zoning Administrator, Mr. Petersen said he would approve the change in status of nonconforming use if the City Council chooses to create a two-family dwelling by amending the plat without rezoning the lots. This decision or determination is based upon the following reasons:

- A two-family dwelling is not a more intense use than two attached single family homes because the traffic generated and attracted to both uses is the same; and both uses can be renter occupied.

- 1 Previously, PBA entered into a development agreement with the City whereby PBA agreed to work with the City to find a reasonable and mutually acceptable solution that will mitigate the potential impacts of traffic from the Farmington Preserve Project increasing the traffic volume at the 1075 West/Shepard Creek Parkway/Shepard Lane intersection thereby creating access problems for the future residents of the two single family attached homes.
- PBA proposes to mitigate this problem by providing the means to ensure construction of a circular drive for the two single family attached homes. This proposal works better under a duplex scenario because a duplex can only be owned by one property owner. Therefore, reciprocal access easements from the circular drive are not needed. This will help avoid potential circular drive access conflicts between residents in the future.

NOTE: Horrocks Engineers has reviewed the PBA circular drive proposal and has determined that under the circumstances it is an acceptable traffic mitigation measure.

- The proposed plat amendment will result in the creation of a lot which will exceed the minimum 8,000 s.f. lot standard in the R zone.

Public Hearing:

Mayor Connors opened the meeting to a public hearing and invited the applicant to address the City Council.

Mr. Prows stated that Mr. Petersen had explained the situation very well. He asked that a motion by the City Council grant his request subject to completion of the circular driveway and that the motion state upon completion, full mitigation of the traffic problem would be concluded.

Public Hearing Closed:

Mayor Connors asked for other comments, and seeing none, closed the public hearing.

Motion:

After a brief discussion, **Bob Hasenyager** moved that the City Council approve Ordinance No. 2003-03, an ordinance authorizing the Mayor to enter an order vacating and amending Lots 7 and 8 of the Oakridge Place Subdivision and directing that the same be recorded with the Davis County Recorder's Office, that the City Council approve an amendment to the Oakridge Place Subdivision by combining Lots 7 and 8 into a single lot, and that approval be conditional on the City Attorney's opinion that the development agreement will be fulfilled with escrow for the circular driveway. **Ed Johnson** seconded the motion, which passed by unanimous vote.

PUBLIC HEARING: CONSIDERATION OF REZONING 12.167 ACRES NORTH OF CLARK LANE AND WEST OF I-15 FROM "BP" TO "A" AS PER THE STONEBRIDGE GROUP REQUEST (RICH HAWS' REQUEST) (Agenda Item #5)

Mr. Petersen reported that the Planning Commission had considered the request by Mr. Haws during their meeting on January 9, 2003. The Commission recommended that the City Council approve the zoning change from BP to A on property located north of Clark Lane and west of I-15. The subject property had been in Farmington City for a number of years and had been zoned BP for most of that time. Land west and northwest of the subject property was recently annexed into Farmington City with the zone designation of "A" (Agriculture). However, the General Plan was concurrently amended with the annexation identifying the future land use of this area as "Mixed Use." Someday, this property may be part of a larger mixed use commercial development but for now the developer would like the City to down-zone the property to A until such time as the majority of the land is rezoned consistent with the General Plan.

Public Hearing:

Mayor Connors opened the meeting to a public hearing and invited the applicant to address the City Council.

Mr. Haws asked that the action be approved which would make zoning consisting with surrounding property.

Public Hearing Closed:

With no further comments, **Mayor Connors** closed the public hearing and requested consideration by the City Council.

Motion:

Susan Holmes moved that the City Council approve Resolution No. 2003-04, a resolution amending the zoning map to show a change of zone for property north of Clark Lane and west of I-15 from BP to A. **David Hale** seconded the motion.

In discussion of the agenda item, **Mr. Hasenyager** wanted clarification that the zone would be consistent with surrounding property.

Mr. Petersen stated that both the zone and the use was consistent with surrounding property.

A vote on the motion was taken. The motion passed by unanimous vote.

CONSIDERATION OF ACTION TO APPROVE NAME OF FREEWAY RAMP TO WEST FARMINGTON AS "FARMINGTON PARKWAY"; CONSIDERATION OF THE STONEBRIDGE GROUP REQUEST TO CREATE EDA AND/OR RDA PROJECT AREAS; AND REQUEST UDOT TO DEVELOP LANDSCAPING AGREEMENT (Agenda Item #7)

Mr. Petersen reported that action taken on January 9th by the Planning Commission approved a motion recommending that the Burke Lane street name remain unchanged. The January 9th action was taken in response to public comment that the historic nature of the Burke name should be protected. On January 23rd, the Planning Commission recommended that the City Council approve the name "Farmington Parkway" for the new road constructed by UDOT connecting 1100 West to the Burke Lane Interchange. The motion on January 23rd included the condition that the street signs at Lagoon Drive and the intersection formed by the new U.S. 89 off-ramp and Burke Lane be signed to show two lanes turning left onto Farmington Parkway and one lane turning right to Burke Lane.

Mr. Haws asked the City Council specifically for a letter to UDOT to state the City's preference regarding freeway signage. He felt the sign for the freeway should direct traffic to "Farmington Parkway" and not include the Burke Lane name for simplification.

Motion:

Susan Holmes moved that the new off ramp connecting 1100 West to the Burke Lane Interchange be named *Farmington Parkway* and that Staff be directed to draft a letter to UDOT advising them of Farmington's preferred signage for the existing east Burke Lane and for

Farmington Parkway for consideration by the City Council during their special meeting on February 12th. **Bob Hasenyager** seconded the motion.

In discussion of the motion, **Larry Haugen** expressed his conviction that Burke Lane should be included in the signage. Local citizens will be confused without the clear direction on freeway signs.

Mr. Hasenyager also stated the Lagoon Corporation should be advised and included in signage discussions.

A vote was taken on the motion which indicated unanimous approval.

The landscaping proposal was considered. By consensus, the City Council asked that the freeway treatment be indicative of a "parkway." The Council directed Mr. Forbush to send an appropriate letter to UDOT asking them to landscape the new ramp with the City through the developer or through an association to maintain the same.

In discussion of the request to consider creation of an EDA and RDA, **Mr. Forbush** said Staff was in the process of considering the names of consultants and attorneys to retain.

Mr. Haws stated it was important for commercial development within the City to have an EDA in place. Doing so would aid potential users to see the advantages of Farmington. After an EDA is in place, a portion could be carved off to form an RDA.

Mayor Connors felt it was important to get the process in motion and stated that it would be well to begin with legal consultation to make sure all elements were in place for the benefit of Farmington City. By consensus, Council members directed that Staff move forward to propose a team organization for consideration by the Council.

FINAL PLAT APPROVAL CONSIDERATION FOR GRIFFIN SUBDIVISION/DAVID GRIFFIN (Agenda Item #8)

Mr. Petersen reviewed the agenda item for the City Council. Mr. Griffin had appeared before the Planning Commission on November 14, 2002, requesting a recommendation for final plat approval for property located at 722 South 1200 West. The request was granted subject to conditions regarding drainage and grading and other developmental issues.

Motion:

Bob Hasenyager moved that the City Council grant final plat approval for the Griffin Subdivision located at 722 South 1200 West subject to conditions set forth by the Planning Commission in a letter dated November 22, 2002, eliminating condition 2c and replacing the condition with appropriate terms to resolve drainage issues in the subdivision. **Susan Holmes** seconded the motion, which passed by unanimous vote.

MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #10)

Larry Haugen *MOVED* to approve the following items by consent as follows:

1. Ratification of Construction Bond Agreements previously signed by Mayor Connors.
2. Approval of Cash Bond Improvement Agreements with Prows, Becknell & Alles for the storm sewer extension in Farmington Preserve (the amount of the bond is \$22,997.00) and with Farmington Bay Enterprise in the amount of \$5,465.00 (for warranty provisions for water and sewer improvements at the Pack brothers development).
3. Approval of Legacy Parkway/Shepard Lane Utility & 3rd Party Work Agreement. This includes the terms of the agreement in order for Farmington City to get the off-ramp from 89 at Burke Lane.
4. Approval of Davis County Fair Park Rental Agreement for buildings at the Fair Park to be used by the Pioneer Christmas people in the fall of 2003.
5. Approval of Resolution Supporting Hill Air Force Base as enclosed.
6. Authorization for City Leisure Services Department and Emergency Preparedness Department to co-sponsor the Farmington City Emergency Preparedness Fair to be held Saturday, April 12, 2003.
7. Ratification of City Manager's approval of Change Order on Tithing Office remodeling project by Phipps Construction.
8. Approval of March's Farmington Newsletter.

Ed Johnson seconded the motion, which passed by unanimous vote.

ORDINANCE ADOPTING TEMPORARY ZONING REGULATIONS PERTAINING TO FARMINGTON CITY'S ORIGINAL TOWNSITE (Agenda Item #11)

Mr. Petersen presented information regarding proposed temporary zoning regulations pertaining to the old town site. The boundary map of the proposed moratorium areas restricting development of two-family and multi-family developments was discussed.

Susan Holmes requested that both Al Smith and Jim Hansen be contacted to see if they wanted to be included in the area. She suggested their property be left out for now

Motion:

Susan Holmes moved that the City Council approve Ordinance No. 2003-06, an

ordinance establishing temporary zoning regulations pertaining to zoning and development of two-family dwelling and multiple-family dwelling housing projects within an area of Farmington City, Utah, excluding the Al Smith and Jim Hansen properties. **Larry Haugen** seconded the motion, which passed by a vote of 4 to 0. Mr. Hale was briefly excused from the meeting and did not vote.

PUBLIC HEARING: CONSIDERATION OF SCHEMATIC SUBDIVISION APPROVAL FOR MOUNTAINSIDE SUBDIVISION, PLAT F–GEORGE HADDAD (Agenda Item #6)

Mr. Petersen explained that the Planning Commission had recommended approval of schematic plan approval for application #S-1-03 for the Mountainside Plat F subdivision on property located at approximately 775 South 350 East in the LR-F zone. On May 25, 2000, the applicant and USDS Development, Inc., received schematic plan approval from the Planning Commission to develop the proposed 19-lot subdivision. This earlier schematic plan had expired. In the meantime, USDS Development, Inc., developed the Hughes Estates Subdivision east of the Haddad property. Schematic plan approval was important for the developer (USDS Development, Inc.) because it became necessary to construct a road through the Haddad property in order to provide access to the Hughes Estates Subdivision. The road is now in place and USDS Development, Inc., even provided all utility laterals under the road to all the lots proposed on the Haddad schematic plan.

Public Hearing:

Mayor Connors opened the meeting to a public hearing and invited the applicant to address the City Council.

Mr. Haddad (applicant) stated he would be available for questions if the Council so desired.

Lowell Steele (830 South Greystone Drive) had concerns about the drainage plan for the area. He stated that in August of 2000 a rain storm washed down the proposed road route and filled his basement with 3 inches of water and silt. There had been a drainage basin constructed but it had proved insufficient to retain the runoff. Reconstruction of the retention areas seemed to be holding but he wanted assurances that he would be protected from future flooding from the developments to the east.

Mr. Haddad stated that hillside erosion by off-road vehicles had caused a drainage path to take the water into Mr. Steele's home. The construction of road improvements with curbs and gutters and the redesign of the drainage system would be sufficient to protect the homes in the area.

Mr. Steele stated his concern that there were no storm drain outlets in the new road.

Public Hearing Closed:

Mayor Connors stated the issues raised were significant and will be addressed in the next step of consideration by the City Council. He asked Staff to make note that special attention be given the drainage issues and closed the public hearing.

Motion:

David Hale moved that the City Council grant schematic subdivision approval for a proposed subdivision located approximately 775 South 350 East (as requested by George Haddad) and directed Staff to note that the drainage plans for the development must receive special attention. **Larry Haugen** seconded the motion, which passed by unanimous vote.

**CONSIDERATION REQUEST TO AMEND STREET DEDICATION AGREEMENTS
PERTAINING TO JAMES DIXON, MARTIN VANWAGONER AND MATTHEW
JOHNSON (Agenda Item #9)**

Mr. Forbush reviewed the agenda item. As per direction given by the City Council during the meeting held on January 22, 2003, the City Manager had contacted the City Attorney to help prepare amendments to a street dedication agreement to be entered into with property owners of land located in west Farmington, west of 1100 West at approximately 500 South. It was suggested that conditions of the agreement include that the property owners (Dixon, VanWagoner, and Johnson) be allowed to have two lots on the street which are less than two acres in size pursuant to provisions of the City's ordinances pertaining to nonconforming dead-end streets in exchange for dedication of extra street right-of-way (up to 43.5 feet) to make the street improvements. The owners must file an application for a temporary street standard in order to have the City move forward with any action.

Mr. Petersen stated that in order to follow due process the Planning Commission must review the proposal and that in order to do that, the property owners must file the application.

By consensus, the City Council was in favor of allowing the process to move forward.

**PARKS AND RECREATION BOND PROJECTS: PROGRESS REPORT/ADDITIONAL
CHANGES; REQUEST FOR INPUT AND DIRECTION/ARCHITECTURAL FEE
DISCUSSION (Agenda Item #12)**

Mr. Forbush reviewed options regarding bid awards for the Parks and Recreation Bond Projects in detail. He also reviewed project plans and designs with the City Council. Discussion ensued, including the following points:

- ▮ The building elevations for the community center looked good. The Council preferred the design including Farmington rock and the half circle design.
- ▮ In discussion of the trail around Heritage Park, it was decided that the ½ mile distance would be good. However, for the sake of bikers it would be well to add a curved section near the southeast corner so that bikers did not have to make a

sharp turn or cross the parking lot entrance.

- ↯ The Vortex representative discussed elements of the water park to be installed near the swimming pool. The fixtures chosen would be made of stainless steel and would be vandal-resistant. The equipment was made to high standards and was very durable. Mr. Hale asked about the problem of the water feature being an “attractive nuisance” for people outside the community. Ms. Kinney responded that research indicated that water parks do not usually attract people who will cause damage.

Motion:

Larry Haugen moved that the City Council approve the recommendation made by the Leisure Services Department Director in regards to a selection of the preferred water playground equipment (Vortex). **Susan Holmes** seconded the motion, which passed by unanimous vote.

Discussion continued:

- ↯ The restrooms at Heritage Park were addressed. No Farmington rock will be on the exterior. By consensus, the general concept of the design was accepted with the condition that cinder block color be recommended for consideration of the City Council at a later date.
- ↯ The name of the park in the Oakridge area was discussed. There had been several different opinions raised by citizens and by the Planning Commission. After discussion, **Mayor Connors** stated that until an official motion was made by a member of the City Council to give the park another name, the name of the park will be “Heritage Park.”
- ↯ Mr. Forbush requested direction from the City Council regarding architectural fees.

Motion:

Ed Johnson moved that the City Council authorize the City Manager to negotiate the amount of architectural fees to be paid to Butler and Evans. **Susan Holmes** seconded the motion, which passed by unanimous vote.

Discussion continued:

- ↯ Paul Hirst (City Engineer) was present to explain drainage design improvements along U.S. 89 near Heritage Park. Mr. Hirst was confident that the improvements would handle 50 year storms and that larger storms could be directed along roadways to Oakridge Golf Course, thus protecting individual homes. He said there were still some improvements that can be made

DISCUSSION OF FEASIBILITY OF CREATING A 501 (C) (3) FUND RAISING ORGANIZATION (Agenda Item #13)

Max Forbush reported that Susan Holmes, the Mayor, and himself had met with Dave Jones regarding the creation of a 501 (C) (3) fund raising organization. Possible projects for the organization would include completion of the basement of the community center building and an amphitheater in the Woodland Park. The creation of a 501 (C)(3) is a complicated issue and would need legal and other professional advise and direction. The cost of hiring professionals for such a project was not in the budget. However, the cost could be recouped from funds raised.

Ms. Holmes said it would take the same time and investment to raise a large amount of money as it would to raise a small amount. Susan Holmes had given the City Council information pertaining to the possibility of creating a fund raising organization to help Farmington provide revenues to finish the bond election projects in an appropriate manner. The cost of the Community Center will be well above projected funding. Completing the project and equipping the center with needed furnishings and materials to begin with would probably be cost efficient for the City. The current work load of staff prevents their involvement in fund-raising activities. Ms. Holmes stated it would be advantageous and a cost-savings to hire professionals to do this work for the City. Such professionals would include: a fund raising professional, a full time organizer, a lawyer, and an accountant.

Mayor Connors felt Farmington citizens had been taxed to the limit. If a board could be assembled that had enthusiasm and devotion to the project, then perhaps the City should move ahead. He felt, however, that the board should be organized before the City invested in professionals. Vision for the project should come from the City Council.

Mr. Hasenyager reported experience with a similar organization created to raise funds for the Farmington Bay nature center. He said that the board would have to take the majority of the burden due to the already heavy work load carried by City officials. However, it would be important to have staff support and appropriate attention given by the City Council.

Mr. Forbush stated that Mr. Jones suggested that he be involved in contacting possible board members to help establish the direction given by the City Council. The way individuals are approached has a lot to do with how they respond to the project.

Susan Holmes said she would be interested in helping to initiate the work until a board could be fully functioning.

Mr. Hale stated his family was involved in the Hale Center Theater, which had experience with a fund-raising group. He stated he would like to investigate how the theater fund raising group functions and see if there were things he could learn from them that would be of help to the City. He also stated he would be willing to work with the initial steps to forming fund-raising group..

Mr. Forbush stated he thought it was important to start identifying names of possible

board members.

Mr. Hasenyager suggested that Mr. Jones be asked to submit a proposal for consideration by the Council. He also said that it was important to recognize that the community center was for many different types of activities and not just the arts.

APPOINTMENTS TO PLANNING COMMISSION AND BOARD OF ADJUSTMENTS
(Agenda Item #14)

Mayor Connors discussed the highly qualified nature of the applicants for both the Planning Commission and the Board of Adjustments. He nominated Jordan White to fill Mr. Jensen's seat on the Planning Commission and stated the nomination for the Board of Adjustments would be forthcoming.

Motion:

David Hale moved that Jordan White be named as a member of the Farmington City Planning Commission. **Susan Holmes** seconded the motion, which passed by unanimous vote.

The City Council discussed the importance of training for new Planning Commission members. It was agreed that when the appointment to Mr. White was made, he should be encouraged to take advantage of the training available. It was also mentioned that the League of Cities and Towns has training teams that would come to the City Council and give training according to request made by cities.

CHANGE OF SCHEDULE TO TOUR DR. WHITE'S ANIMAL HOSPITAL/SPECIAL
JOINT MEETING WITH PLANNING COMMISSION AND PROPERTY OWNERS ON
FEBRUARY 12 (Agenda Item #15)

The City Council will tour Dr. White's Animal Hospital on March 19 at 6:00 P.M. David Petersen is to advise Dr. White of the change in schedule.

The City Council will hold a special City Council meeting on February 12 to discuss economic development issues.

CONSIDERATION OF PROPOSED AMENDMENTS TO EMERGENCY
PREPAREDNESS BUDGET/APPROVAL OF CONTRACT SERVICES AGREEMENT
WITH PAUL WHITE (Agenda Item #16)

Packet information indicated that both the proposed amendment to the preparedness budget and the proposed service agreement with Paul White relate to two additional grants received by the City as a result of President Bush's push on homeland security. Both grants are from the State of Utah. The City previously received a State and Local Action Grant in the

Two other grants to be given to the City are: (a) A CERT/Citizens Corps Grant and (b) an Emergency Operations Plan Grant. The latest two grants are for \$5,000 and the other is for \$2,711.

The agreement provides for compensation to Mr. White and the scope of work which essentially follows the scope of work required under the grants that the City is receiving. The scope of work elements are as follows:

1. Re-write the City's Emergency Preparedness Plan;
2. Hold two CERT training courses—one in late winter and one in the fall—each with 60 individuals. As a match on these grants, the City will be asking the individuals to contribute a \$15.00 fee.
3. The additional training for other emergency preparedness employees and the re-establishment of neighborhood watch citizen corps type activities.
4. The grants also require that April be declared as "Farmington City Emergency Preparedness Month."

Motion:

Bob Hasenyager moved that the City Council approve the Contract Services Agreement with Paul White, that the City Council approve budget amendments as discussed, and that the City Council declare April as "Farmington City Emergency Preparedness Month. **Larry Haugen** seconded the motion, which passed by unanimous vote.

MISCELLANEOUS

Signage Consistency

Mr. Hasenyager suggested that the City Council consider providing for signage consistency throughout the City. It could be a type of City-wide CC&R that would provide clear directions and help visitors and citizens.

Thanks to the Public Works Department

Ms. Holmes stated the Public Works Department had responded quickly to her report of road damage at 700 South and 100 East. The hole had been fixed very quickly.

Historic Preservation Committee

Mr. Haugen stated the Historic Preservation Committee would hold a meeting in the

coming weeks. He and Mr. Forbush would decide on a date when the Committee could have the City Offices without interruption from other organizations all day on a Saturday.

Transportation Needs

Mr. Haugen reported a malfunctioning light at the intersection of SR 106 and Burke Lane. Mr. Hale reported a problem with the light at 1075 and Shepard.

Sight-distance on Shepard

Mr. Hale asked for an update on the problem site obstruction issue at 1525 West and Shepard Lane near the Oakridge Country Club.

Mr. Forbush stated the safety problem was being worked on by the City Engineer, who was working with the Oakridge officials.

Declaration for Marriage Week

The Governor of Utah had requested all cities in the State to join him in declaring the week of February 7 through the 14th as Utah Marriage week. Mayor Connors read the declaration. The City Council by consensus agreed the action should be supported.

Pump House Damage

There was an explosion in the new pump house located at 286 South 200 East last week. Investigation showed that the incident was a failure to communicate between the electrician and the general contractor. It will take about 2 months to fix the damage. No one was injured. Insurance will cover the cost of the repairs.

Staff Budgetary Issues

Mr. Forbush discussed the advantages of extending the internship of Tom Toronto, who works in the office with GIS systems. Mr. Toronto's work has been very beneficial to the City.

Mr. Forbush also briefly discussed a proposed reorganization of the Fire Department personnel. Also proposed was a pay scale adjustment. Making the changes would be another step in making the Department into a more full-fledged department and away from volunteer status.

Motion:

Bob Hasenyager moved to approved the proposed structure changes in the Fire Department along with the pay scale adjustments and to approve the extended internship of Tom Toronto. **Larry Haugen** seconded the motion.

In discussion of the motion, Mr. Hasenyager asked if all members of the Fire Department

were in concurrence with the changes being proposed.

Mr. Forbush stated there may be some challenges which he would like to discuss in closed session.

Mr. Hasenyager amended his motion to exclude the proposed structure changes and pay scale adjustments for the Fire Department and to approve only the extended internship for Mr. Toronto. Mr. Hale agreed with the amendment. The vote on the motion was unanimous in the affirmative.

MOTION TO ADJOURN TO CLOSED SESSION

Susan Holmes moved to adjourn to closed session for reasons permitted by law at 10:20 P.M. **Larry Haugen** seconded the motion, which passed by unanimous vote.

A motion to go back into open session was made by Bob Hasenyager and seconded by David Hale. The voting was unanimous in favor and the Council re-adjourned in open session at 10:37 p.m.

MOTION FOR FIRE DEPARTMENT RESTRUCTURING

A recommendation had been submitted by Mike Swallow, a personnel consultant for the City, to restructure the Fire Department deleting the position of "Battalion Chief" and instead having a total of three Captains. Each captain would be responsible for a specific operation of the Department, namely, (1) Medical/Emergency Response; (2) Suppression/Operations; and (3) Training and Quality Control. Along with this restructuring was a proposed recommendation for pay rates for full-time and part-time Firemen. Larry Gregory, the Fire Chief, was in attendance and expressed support for both recommendations.

A motion was made by **Bob Hasenyager** to adopt the recommendation of restructuring the Fire Department as had been presented and to approve the pay scale as was presented. A second to the motion was made by **David Hale**. The motion passed with the voting unanimously in favor.

REPUBLISHING OF "MY FARMINGTON".

The City Manager reported a meeting with the Daughters of the Utah Pioneers. In the meeting the issue of ownership of the cannon. (The cannon has been sold and a replica will be delivered in a few weeks.) In an effort to settle the issue of ownership of the cannon between the City and the DUP, the City Manager reported that an agreement should be entered into with the DUP having them relinquish any rights to the cannon in exchange for the City giving them \$10,000 towards publishing the book. Also, the remaining money needed to republish the book would be loaned to the DUP and be paid back to the City from the proceeds of the sale -- for every book sold, they would pay back one-half until the loan was paid off. The City Council concurred with the recommendation and directed the City Manager to continue negotiations with

the DUP and to bring back a formal agreement.

ADJOURNMENT

There being no further business, **Bob Hasenyager** moved to adjourn the meeting at 10:45 p.m.

Margy Lomax, City Recorder
Farmington City